133.0	0006	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	805,600 / 805,600
					USE VALUE:	805,600 / 805,600
					ASSESSED:	805,600 / 805,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAUGHAN SAMUEL C & HANNAH P K
Owner 2:	
Owner 3:	
Street 1:	44 LOCKELAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WINTHROP ELSA TRUSTEE -
Owner 2:	44 LOCKLAND AVE TRUST -
Street 1:	44 LOCKELAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,396 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Shingle Exterior and 1773 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4396.000	307,200	1,700	496,700	805,600
Total Card	0.101	307,200	1,700	496,700	805,600
Total Parcel	0.101	307,200	1,700	496,700	805,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.50 | /Parcel: 454.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 85758
GIS Ref:
GIS Ref:
Insp Date: 12/02/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0006-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	336,900	1700	4,396.	496,700	835,300	835,300	Year End Roll	12/18/2019
2019	101	FV	256,800	1800	4,396.	524,300	782,900	782,900	Year End Roll	1/3/2019
2018	101	FV	256,800	1800	4,396.	386,300	644,900	644,900	Year End Roll	12/20/2017
2017	101	FV	256,800	1800	4,396.	369,800	628,400	628,400	Year End Roll	1/3/2017
2016	101	FV	256,800	1800	4,396.	342,200	600,800	600,800	Year End	1/4/2016
2015	101	FV	242,500	1800	4,396.	287,000	531,300	531,300	Year End Roll	12/11/2014
2014	101	FV	242,500	1800	4,396.	280,400	524,700	524,700	Year End Roll	12/16/2013
2013	101	FV	242,500	1800	4,396.	267,100	511,400	511,400		12/13/2012

!10394!

PRINT

Date	Time
12/11/20	00:42:14

LAST REV

Date	Time
10/06/20	12:12:14
apro	

USER DEFINED

Prior Id # 1:	85758
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10394

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WINTHROP ELSA T	1541-124	1	3/12/2019		825,000	No	No		
WINTHROP MORTON	1085-89		8/26/1991		100	No	No		Morton M Winthrop dod 12/2/1992

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/10/2020	349	Dormers	120,000	O				
11/27/2019	1939	New Wind	13,505	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/3/2019	SQ Returned	JO	Jenny O
12/2/2017	MEAS&NOTICE	HS	Hanne S
2/9/2009	Measured	372	PATRIOT
11/8/1999	Meas/Inspect	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4396		Sq. Ft.	Site		0	90.	1.26	10									496,690						496,700	

Total AC/HA: 0.10092 | Total SF/SM: 4396 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 496,690 | Spl Credit | Total: 496,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30217385
Const Adj.:	0.99989998
Adj $ / SQ:	169.266
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417424
Depreciation:	110200
Depreciated Total:	307224

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

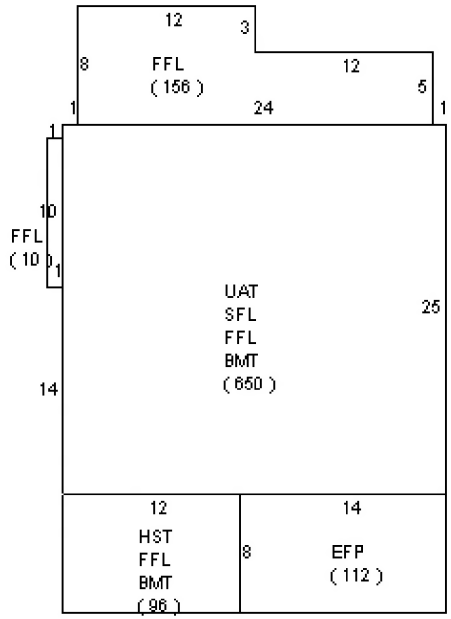
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	169.27
Special Features:	0	Val/Su Net:	116.76
Final Total:	307200	Val/Su SzAd	190.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	912	169.270	154,370
BMT	Basement	746	50.780	37,882
SFL	Second Floor	650	169.270	110,023
UAT	Upper Attic	163	118.490	19,254
EFP	Enclos Porch	112	51.530	5,771
HST	Half Story	48	169.270	8,125

Net Sketched Area:	2,631			Total:	335,425
Size Ad	1610	Gross Are	3166	FinArea	1773

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 133.0-0006-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	10X20	A	AV	1990	11.00	T	23.2	101			1,700			1,700

More:	N	Total Yard Items:	1,700	Total Special Featues:		Total:	1,700